

19.1 USES PERMITTED

No *person* shall within any MG Zone use any *lot* or *erect, alter* or use any *building or structure* for any purpose except one or more of the MG *uses* presented in Table 19.1:

TABLE 19.1: USES PERMITTED	
•	a feedmill;
•	a <i>fuel storage tank</i> or supply yard;
•	a lumber yard;
•	a recycling depot;
•	a sawmill;
•	a <i>salvage yard</i> , provided that the use is located outside of a settlement area as defined in Section 2.7.2;
•	a <i>truck transportation terminal</i> ;
•	any <i>use</i> permitted in an MR zone;

(Amended by By-Law 1509-2006)

19.2 ZONE PROVISIONS

No *person* shall within any MG Zone use any *lot* or *erect, alter* or use any *building or structure* except in accordance with the provisions presented in Table 19.2:

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	All Uses
Lot Area: Minimum, where sanitary sewers are not available	3,700 m² (39,828 ft ²)
Lot Area: Minimum, where served by sanitary sewers	1,000 m² (10,764 ft ²)
Lot Frontage: Minimum, where sanitary sewers are not available	40 m (131.2 ft)
Lot Frontage: Minimum, where served by sanitary sewers	30 m (98.4 ft)
Lot Depth: Minimum, where sanitary sewers are not available	50 m (164 ft)
Lot Depth: Minimum, where served by sanitary sewers	35 m (114.8 ft)

TABLE 19.2: ZONE PROVISIONS	
Zone Provision	All Uses
Front Yard: Minimum Depth Exterior Side Yard: Minimum Width	15 m (49.2 ft)
Rear Yard: Minimum Depth	10 m (32.8 ft) or 15 m (49.2 ft) where the <i>rear lot line</i> abuts a Residential zone
Interior Side Yard: Minimum Width	10 m (32.8 ft) or 15 m (49.2 ft) where the <i>interior side lot line</i> abuts a residential zone.
Setback: Minimum Distance from the Centreline of a County Road	28 m (91.9 ft) within a designated settlement or 31 m (101.7 ft) outside of a designated settlement.
Landscaped Open Space: Minimum	10%
Height of Building: Maximum	15 m (49.2 ft)
Parking, Accessory Uses, Etc.	In accordance with the provisions of Section 5.

(Deleted and Replaced by By-Law 2267-2021)

19.2.1 USE OF FRONT AND EXTERIOR SIDE YARDS

Required *front* and *exterior side yards* shall be kept open and unobstructed by any structure or *parking area* for *motor vehicles*, except for visitor *parking areas*.

19.2.2 LOCATION OF NEW BUILDINGS OR STRUCTURES

Buildings or structures hereafter erected outside of a settlement, as defined in Section 2.7.2, shall be required to satisfy the minimum distance separation requirements as determined through the application of the *Minimum Distance Separation Formula I (MDS I)*, in accordance with Section 2.7 of this Zoning By-Law.

(Deleted and Replaced by By-Law 2267-2021)

19.2.3 OPEN STORAGE REQUIREMENTS

Open storage of goods or materials is permitted within any *yard* except the *front yard* or *exterior side yard* where such *open storage* is *accessory* to the use of the main *building* on the *lot*, or within any *yard* except the required *front yard* or required *exterior side yard* where such *open storage* is the main use on the *lot*, provided that:

- 19.2.3.1 such *open storage* complies with the *yard* and *setback* requirements of this Section;

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- 19.2.3.2 any portion of the area used for *open storage*, where it does not adjoin the outside wall of a *building* is enclosed by a permanent, opaque fence providing a solid barrier except for gates necessary for access;
- 19.2.3.3 the fence described in the foregoing subsection is at least **1.8 m** (5.9 ft) in *height* from the ground, the said fence shall comply with the *yard* and *setback* requirements of this Section and the land between the fence and any *lot line* not required for entrance and exit *driveways* shall be used for no other purpose than landscaping;
- 19.2.3.4 any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

19.2.4 **ACCESSORY RETAIL, WHOLESALE OR BUSINESS OFFICE SPACE**

Retail, wholesale or *business office* space *accessory* to a permitted industrial use shall occupy no more than 20% of the gross floor area of the main industrial *building* on the *lot*.

19.2.5 **SALVAGE YARD REQUIREMENTS**

In addition to the *open storage* Requirements of Section 19.2.3, the following provisions shall apply to *salvage yards*:

- 19.2.5.1 That portion of the premises in which any goods, wares, merchandise, articles, automotive vehicles or parts thereof is or are kept, stored, dismantled or wrecked in connection with the *salvage yard* shall be fenced with a closed wooden and/or metal fence, extending at least **2 m** (6.6 ft) in *height* from the ground and constructed of new material and provide a solid barrier except for gates necessary for access;
- 19.2.5.2 No part of any such fenced area shall be within any required side, *front* or *rear yard* and the land between the fence and any *lot line* not required for entrance and exit driveways shall be used for no other purpose than landscaping;
- 19.2.5.3 The outside perimeter of the fences, shall be planted with evergreen trees and such trees shall not be less than **1.8 m** (5.9 ft) in *height* and shall be so spaced as to completely obscure the fence. The said trees shall be maintained in a healthy condition and any diseased or dead trees shall be replaced in a timely manner, to the satisfaction of the *Corporation*;
- 19.2.5.4 All fences shall be maintained in good condition at all times to the satisfaction of the *Corporation*; and

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19.2.5.5 Any *open storage* shall be maintained with a stable surface, treated so as to prevent the raising of dust or loose particles and drained in accordance with requirements of the *Corporation*.

19.3 **SPECIAL PROVISIONS FOR SALVAGE YARDS (MG-S)**

All MG-S zoned *lots* may contain a *salvage yard* or any other use permitted in Section 19.1 in accordance with the provisions of Section 19.

19.4 **SPECIAL PROVISIONS**

19.4.1 **Location: Part Lot 1, Concession 3 (Blandford), MG-1 (Key Map 48)**

19.4.1.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any MG-1 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

a *single detached dwelling* if occupied by the owner, caretaker, watchman or other similar *person* employed on the *lot* on which such *dwelling* is located, and his family; an agricultural implement and vehicle servicing and repair shop;

19.4.1.2 That all of the provisions of the MR Zone in Section 19.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Deleted and Replaced by By-Law 2267-2021)

19.4.2 **Location: Part Lot 6, Concession 4 (Blandford), MG-2 (Key Map 48)**

19.4.2.1 Notwithstanding any provision of this Zoning By-law to the contrary, no *person* shall within any MG-2 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except the following:

a vehicle repair and truck storage depot;
an *accessory single detached dwelling* house.

19.4.2.2 That all of the provisions of the MR Zone in Section 19.2 to this Zoning By-Law, as amended, shall apply, and further that all other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Deleted and Replaced by By-Law 2267-2021)

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19.4.3 **Location: Pt Lt 12, Conc. 1 (Blenheim), PT 1, 41R-7961, Lt 1, N of Railway St, Plan 65, PT 1, 41R-8484, Pts 1-4, 41R-8292 (Key Map 59)**

19.4.3.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MG-3 Zone use any lot, or erect, alter or use any *building or structure* for any purpose except for the following:

all *uses* permitted in Section 19.1 of this Zoning By-law;
a noise barrier wall.

19.4.3.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MG-3 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

19.4.3.2.1 SPECIAL PROVISIONS FOR A NOISE BARRIER WALL

19.4.3.2.1.1 *FRONT YARD DEPTH*

Minimum **nil**

19.4.3.2.1.2 HEIGHT

Maximum **5.5 m (18 ft)**

19.4.3.2.2 SPECIAL PROVISION FOR AN OFFICE ACCESSORY TO A PERMITTED USE

19.4.3.2.2.1 PERMITTED LOCATION

As existing as of July 7, 2021.

19.4.3.3 All of the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*.
(Added by By-Law 2154-2021)
(Deleted and Replaced by By-Law 2297-2021)

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19.4.4 **Location: Lots 1 and 2, N of Mill St, Lot 5, W of Victoria St; Pt Lot 4, W of York St, PL 57; and Pt Lot 19, Con 13 Blenheim, Pt 1, 41R3442 Except Pt 1, 41R6610 - MG-4 (Key Map 4)**

19.4.4.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MG-4 Zone use any lot, or erect, alter or use any *building or structure* for any purpose except for the following:

all *uses* permitted in Section 19.1 of this Zoning By-law

19.4.4.2 Notwithstanding any provision of this Zoning By-Law to the contrary, no *person* shall within any MG-4 Zone use any *lot*, or *erect, alter* or use any *building or structure* for any purpose except in accordance with the following provisions:

19.4.4.2.1 FRONT YARD DEPTH

Minimum **3.6 m (11.8 ft)**

19.4.4.2.2 EASTERLY INTERIOR SIDE YARD WIDTH

Minimum **13.5 m (44.2 ft)**

19.4.4.2.3 WESTERLY INTERIOR SIDE YARD WIDTH

Minimum **Nil (0 ft)**

19.4.4.3 All of the other provisions of the MG Zone in Section 19.2 and all other relevant provisions contained in this Zoning By-Law shall continue to apply *mutatis mutandis*

(Added by By-Law 2269-2021)
(Deleted and Replaced by By-Law 2297-2021)